

Minutes of the Zoning Board of Appeals Meeting of September 17, 2015 - 6:00 P.M.

MEMBERS PRESENT: Regis Barrett, Chairman
 Craig Farkas
 Earl Bloam
 Wally Parker
 Dean Bredenbeck

ABSENT:

ALSO PRESENT: David Kulcsar, Building Commissioner
 Barbara Stanton, Secretary

Chairman Barrett – I would like to call the Zoning Board of Appeals meeting to order. Roll call was taken and the following members were present: Regis Barrett, Craig Farkas, Earl Bloam, Wally Parker, Dean Bredenbeck.

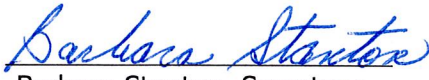
A motion was made by Dean Bredenbeck, second by Wally Parker to approve the minutes from August 20, 2015. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck. Abstain – Craig Farkas.**

Chairman Barrett: A request from C&M Signs for a sign variance which exceeds the maximum sign area for business identification of C&M Signs located at 6817 Memphis Avenue P.P. #432-26-006 and a request from C&M Signs for a sign variance which exceeds the maximum number of signs on a building face for business identification. Chairman Barrett: The signs were already placed. They were installed without a permit. Christian Gnizak, owner of C&M Signs was present. Mr. Gnizak: The signage is very effective. Since the cabinet was existing I changed the face of it. I left it the same. The landlord indicated that he was not going to rent out the other portion of the building. Craig Farkas: Since the sign is off-set were both store fronts leased by the same business? Mr. Gnizak: Yes. Currently the bar uses the vacant area for storage. I put the window graphics up. I did not realize that the window graphics were included in the square footage. I did not realize the calculations were different in Brooklyn than in Cleveland. The calculations in cities I have worked in are 1-1/2 times the width and height of the store front, in Brooklyn it is twice the width. The window graphics are vital to my business. Many people do not realize the extent of what I do. Earl Bloam: Is the door sign considered part of the square footage? Chairman Barrett: That would be considered the third sign. Mr. Gnizak: The door sign is for safety. You can see out, but you cannot see in. Earl Bloam: I think that's a safety issue with patrons coming in the building and another patron leaving the building. Mr. Gnizak: I am doing this more for security reasons. Chairman Barrett: I would like to see you make some sort of effort to at least come close to the code guidelines. Dean Bredenbeck: Does the building department have an opinion on flags? Commissioner Kulcsar: The one by the sidewalk will need to be removed. This is not permitted. Chairman Barrett: The cabinet sign should only be on your part of the building. Each window graphic is about 31- 1/2 square feet. Commissioner Kulcsar: It is a little over 18 feet on the store front width and 36-1/2 feet would be the maximum allowed. Chairman Barrett: The request is totally out of the realm of accepting. There was discussion regarding the graphics and signs. Earl Bloam: I think the code for signage is very adequate and generous. Christian Gnizak: I understand codes are in place to protect from having unappealing images. I did not realize graphics on windows and doors are included with the square footage. Dean Bredenbeck: Information is very important to a business especially when they first open. You received some benefits already. Chairman Barrett: Do you have some suggestions to make to reduce the number of signs to bring the square footage down? Mr. Gnizak: I would take the logo off the window. Commissioner Kulcsar: There

are two different variances but they are one in the same. The multiple signs and your idea of eliminating the one sign in the window would satisfy the need for both variances. The portion of the sign that is in the window is 10 square feet and he has 46 square feet of signage and 36 square feet is permitted. I would like to suggest that this is a good compromise and would eliminate the need for the variances. Chairman Barrett: Mr. Gnizak should withdraw the variance request. Mr. Gnizak: I would like to withdraw the request for the variances and I will remove the window graphic. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Earl Bloam, Wally Parker, Dean Bredenbeck.**

Chairman Barrett: A request from Kevin L. Hannum for a 120 square foot variance to the maximum size for an addition to an accessory structure located at 10302 Biddulph Road P.P. #432-12-004. Mr. Hannum: I would like an attachment to the existing garage. We have 1-1/2 acres. After further discussion a motion was made by Earl Bloam, second by Wally Parker to approve a request from Kevin L. Hannum for a 120 square foot variance to the maximum size for an addition to an accessory structure located at 10302 Biddulph Road. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Earl Bloam, Wally Parker, Dean Bredenbeck.**

A motion was made by Regis Barrett, second by Earl Bloam to adjourn the meeting. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**


Barbara Stanton, Secretary


Regis Barrett, Chairman